

WEST GOSHEN TOWN CENTRE

Route 3 and Five Points Road, West Chester, PA
West Goshen Township, Chester County

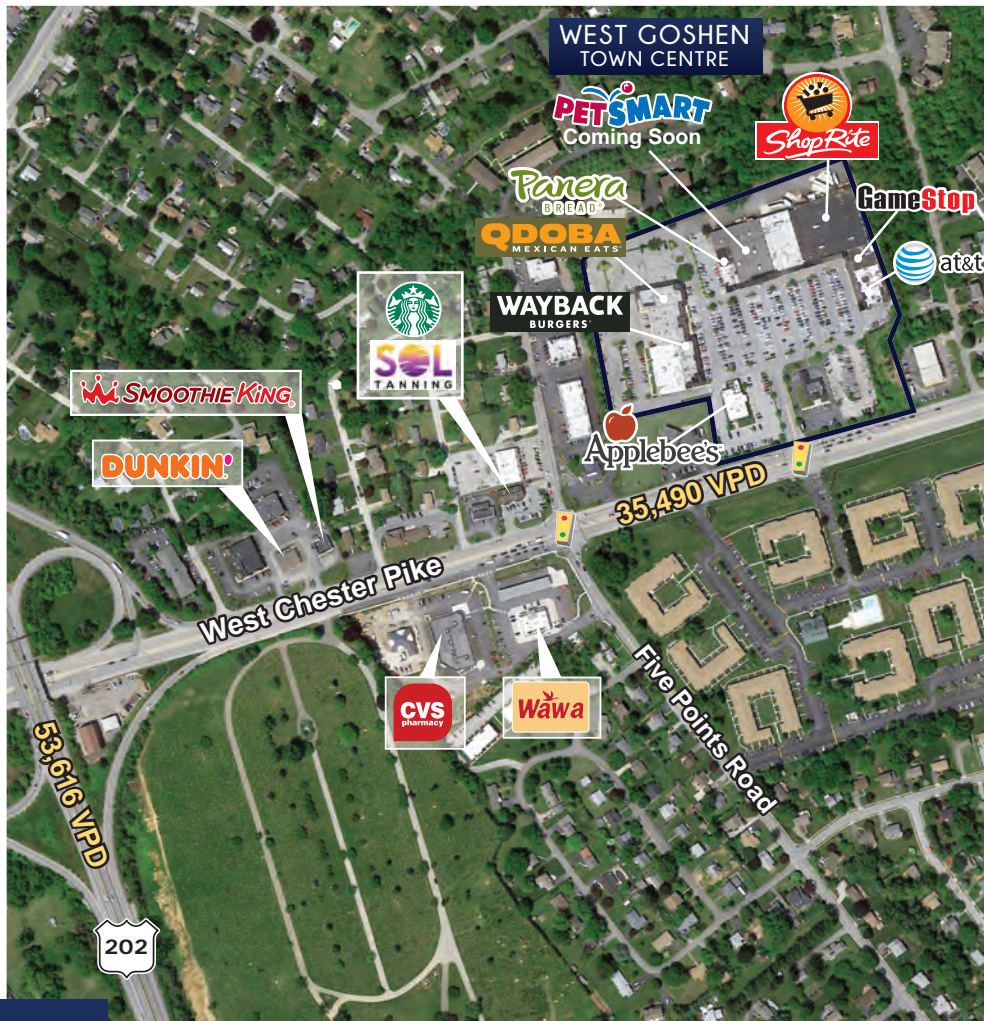
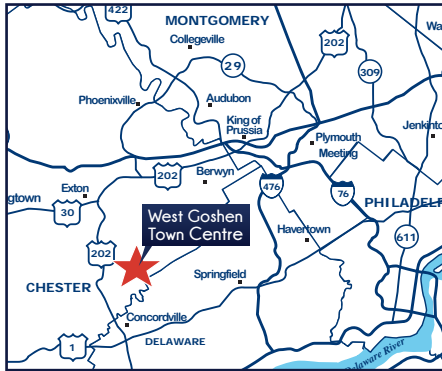


3,808 SF SPACE AVAILABLE

Key Features:

Project Size: 135,650 Sq.Ft.
Parking: 680 spaces or 5 per 1,000
Traffic Counts: 34,000 cars per day

Anchored by a high volume ShopRite, West Goshen Town Centre is located just east of downtown West Chester, Pennsylvania and minutes away from the County court house and West Chester University. A desirable address with excellent exposure to the heavily traveled Route 3 corridor, West Goshen Town Centre is less than one mile from the intersection of Route 202 and Route 3 giving tenants and their customers convenient access to regional road systems of the area. The recent housing boom coupled with the lack of commercial development opportunities in the West Chester area offers prospective retailers of this shopping center a great opportunity to be well-positioned in the market.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,502	71,502	115,010
Households	3,787	27,443	42,756
Avg HH Income	\$122,997	\$131,815	\$149,322
Med HH Income	\$100,262	\$107,688	\$124,112
Daytime Employees	3,454	23,933	56,811

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West Goshen SC
ACME
LA FITNESS
STAPLES
RITE AID
PET SUPPLIES PLUS
FINE WINE & GOOD SPIRITS

West Goshen Town Centre
ShopRite
PETSMART Coming Soon
WAYBACK BURGERS
Panera BREAD
Applebee's
GameStop
QDOBA MEXICAN EATS
at&t

Marketplace @ Westtown
GIANT
ANYTIME FITNESS
CITIZENS BANK
DQ
BURGER KING
Sport Clips HAIRCUTS
FINE WINE & GOOD SPIRITS



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■ Space Available

Suite #	Tenants	SF
A-1	Panera Bread	5,200
A-2	PetSmart	21,344
A-4	ShopRite Supermarket	58,074
A-10	GameStop	1,600
A-11	Great Clips	1,200
A-12	Milan Laser	2,000
A-14	AT&T Wireless	3,200
B-1	S.S.A. Offices	12,010
B-4	Qdoba	2,444
B-5	Wayback Burgers	1,948
B-7	Nail Salon	1,356
B-8	H&R Block	3,042
B-10	Available	3,808
B-12	Hunan Chinese Restaurant	2,610
B-14	Available	1,820
B-15	Available	1,467
B-16	Piatto Pizza	1,729
B-17	Family Laundromat	2,652
PAD 1	S&T Bank	2,856
PAD 2	Applebee's Restaurant	5,440

GameStop
Great Clips



WEST CHESTER PIKE 35,490 VPD

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